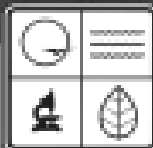


# Missouri Brownfields/Voluntary Cleanup Program

## Get in...Clean up...Move on!



**YOUR BROWNFIELDS  
PROJECT  
APPROVED**  
MISSOURI DEPT.  
OF NATURAL RESOURCES



Missouri Department  
of Natural Resources  
1-800-361-4827  
[www.dnr.mo.gov](http://www.dnr.mo.gov)

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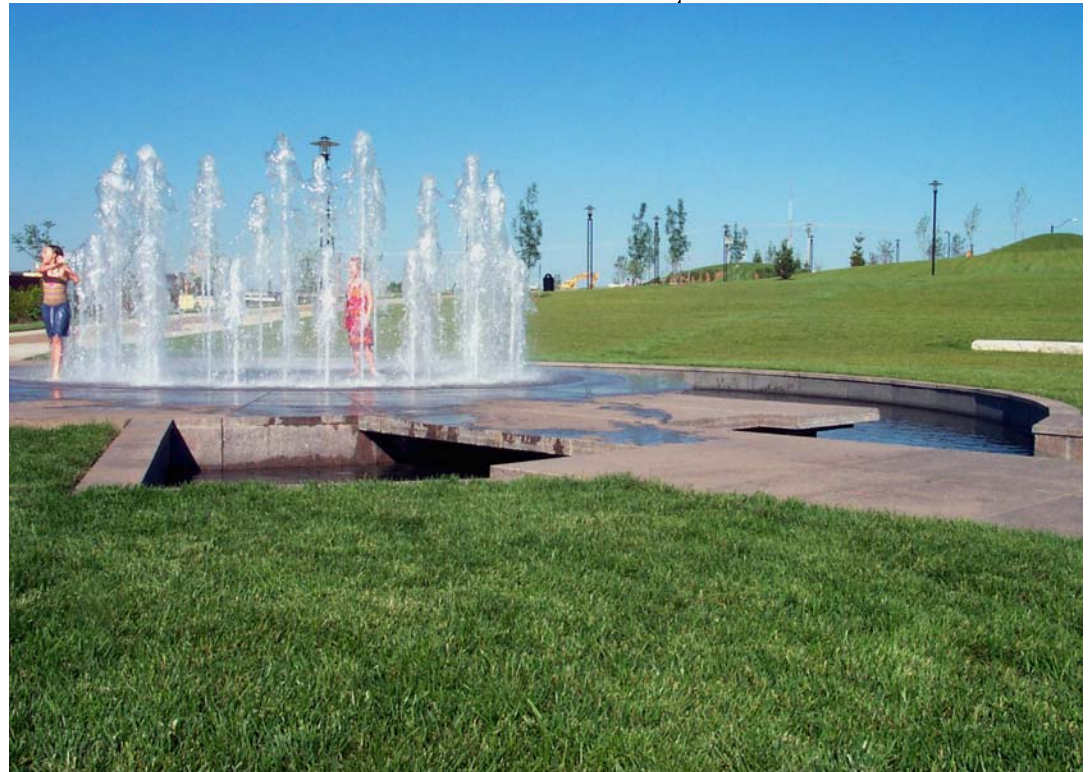
# **VOLUNTARY CLEANUP AND BROWNFIELDS**

**NUTS & BOLTS OF BROWNFIELDS**  
**AUGUST 28, 2007**

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# Cleanup and Revitalization

- BVCP Mission: Oversee voluntary cleanups and provide liability relief to facilitate redevelopment
- Fast, flexible, service
- Low cost
- Risk-based



# Liability

- Federal Superfund Law (CERCLA)
- State Hazardous Waste Management Laws
  - MO Spill Bill
- Real Estate Laws
- You don't want to be responsible for someone being exposed

Times Beach, 1996



# **NEW BROWNFIELDS LAW REDUCES LIABILITY**

**The Small Business Liability Relief and Brownfields Revitalization Act, (Law 107-118)**

- **Provides liability relief for owners and prospective owners of properties cleaned up through state/tribal programs**
- **Establishes Brownfields funding programs for states, tribes and communities**

## **PROSPECTIVE BUYERS: PROTECT YOURSELF**

- **Due diligence - ASTM Phase I Environmental Assessment is a must**
- **All Appropriate Inquiry (AAI)**

## **Brownfield Site-Specific Assessments**

- Phase I and II Environmental Site Assessments
- Eligible entities-Cities, Counties, Quasi-Governmental Entities (letter of Request and owner access form required)
- Cities can request assessments for individuals on their behalf (public benefit)
- Statewide contractors perform work for State of Missouri.

# Site Assessment

- Phase I: Site History, Ownership, Uses
- Phase II: Sampling based on Phase I Info
- Determine Chemicals of Concern (COCs)
- Test site for COCs - where & how much
- Assess current and future land use





# Things Most Likely Encountered at Urban Sites

- Lead
- Asbestos
- Polynuclear aromatic hydrocarbons (PAH)
- Petroleum products
  - USTs
  - Surface spills
- Dry Cleaning Solvents
- PCBs





# BVCP Process

- Application/Letter of Agreement
- Initial Review
- Site Investigation/Risk Assessment/  
Risk Management Plan (RMP)  
Development/Approval
- Remediation/Reporting
- Institutional Controls
- Certification of Completion



# Program-Wide Stats 1994-2007

## All Brownfield and Voluntary Cleanup Sites

Completed: 323 sites = 3224 acres

Active: 257 sites = 5654 acres

Average cost for oversight: \$2300

Average time to complete: 514 days or  
about 17 months

**\*\*As many as 8000 sites may exist in MO\*\***



# Brownfields/Voluntary Cleanup Program

## Eligibility Exceptions

- Petroleum Storage Tank Insurance Fund (PSTIF) eligible sites
- Hazardous material spill sites while still an emergency
- Superfund sites that are under consideration for or on the National Priority List.
- Active RCRA (Resource Conservation & Recovery Act) sites.
- Other enforcement sites





# MRBCA and Why Do We Need It?

- Promote cleanups
- Remediation appropriate to land use
- Promote consistency
- Update old guidance
- Emerging issues: vapor intrusion, soil types, Tier 2, ground water use
- Actual Exposure Risk/Final Site Use



Flat Branch  
Park,  
Columbia  
1995, 2006



# BROWNFIELDS REDEVELOPMENT VALUE STUDY

- What is the return on investment for tax credit and grant programs?
- 50 projects documented
- Site Profiles completed
  - before and after pictures
  - Background, contaminant info
  - Assistance
  - Redevelopment summary
- Completed sites with brownfield grants or tax credits
- The big-dollar fraction of BVCP sites



Butler World Headquarters,  
Kansas City

# Assistance Received

- 44 projects received \$264 Million in assistance from 19 public programs.
- 37 projects received \$57 million in State Brownfield Tax Credits.
- 9 projects received \$56 million in State Historic Tax Credits.
- State and local TIFs provided \$116 million in financing to 13 projects.



Ash Grove Quarry/Hammons Field, Springfield

## Value Study Results

### 50 Sites Receiving Assistance

- **Total investment:** **\$2.2 BILLION**
- **Full Time Jobs Created:** **11,053\***
- **Contaminated materials removed:** **153,000 tons**
- **Acres returned to productive use:** **686**
- **Historic buildings restored:** **13**
- **Redevelopment investment to public assistance ratio:** **7.7 to 1**



# Example Profile Sheet

## Longfellow Heights Phase III East 27th Street and Troost, Kansas City



Missouri  
Department of  
Natural Resources

### BACKGROUND

This site is an entire city block that formerly housed residential apartments and various small businesses. Over time, the block became mostly vacant except for two small buildings. The former buildings were previously torn down and the debris buried in their basements.



### CONTAMINANTS

Total Petroleum Hydrocarbons (TPH), lead, PHA compounds, and asbestos debris were present in the soil and fill throughout the site.



### ASSISTANCE

No known assistance was received by the developers of the site.

### PROTECTION

Five underground heating oil tanks were excavated and removed from the site, and almost 2,000 tons of lead-contaminated soil and 372 tons of fill containing asbestos material were disposed of.

### INVESTMENT AND RESULTS

Over \$3,000,000 was invested to clean up and redevelop the 3.8-acre city block with 78 housing units. Market and assessed values of the property have increased over 1,639 percent.

### TIMELINE

Application Received: 29 September 1999  
RAP Approved: 1 December 1999  
Remediation Started: 2 January 2000  
Completion Certificate: 22 June 2001

### REDEVELOPMENT SUMMARY

The site has been redeveloped as Phase III of the Longfellow Heights housing development. This development received the 2001 Cornerstone Award from the Economic Development Commission.



# Example Profile Sheet

## President Hotel

1329 Baltimore Ave, Kansas City



Missouri  
Department of  
Natural Resources

### BACKGROUND

This 2.7-acre site originally consisted of three buildings, a parking garage, and several parking lots. However, the site was amended and only the President Hotel will be addressed under the VCP. The Hotel originally opened in 1926. It sat unused for 25 years.



### CONTAMINANTS

Contaminants in the hotel include asbestos and lead-based paint. There was also a 30,000 gallon above-ground storage tank, 6 interior transformers (possible PCB's), drums of unknown liquids, and 5 elevators (possible PCB's and hydraulic fluids).



### ASSISTANCE

The President Hotel received \$1,962,168 in Brownfields State Tax Credits.

### PROTECTION

All asbestos containing materials have been removed from the hotel. Peeling paint on all interior perimeter walls was removed and disposed of off-site. All transformers on the subject property were drained and removed. The 30,000 gallon above-ground storage tank was a salt-brine tank and has been removed; the contents of the tank were non-hazardous.

### INVESTMENT AND RESULTS

Total investment in the site was \$45,400,000 and 200 full time jobs have been created.

### TIMELINE

Application Received: 27 February 2002  
RAP Approved: 03 June 2002  
Remediation Started: 24 July 2002  
Completion Certificate: 24 January 2003

### REDEVELOPMENT SUMMARY

The President Hotel has replaced it's 453 hotel rooms with a 213 room boutique layout with many luxury amenities including a Presidential Suite with two bedrooms, two baths, and a dining room that seats 12. It officially opened on January 5, 2006.



Last two photos Courtesy of [www.hilton.com](http://www.hilton.com)

# Redevelopment Financing



- MoDED Programs -  
Brownfields & CDBGs
- State Historic Preservation  
Office (via MoDED)
- MoDNR/Energy Center
- State Parks Outdoor Recreation  
Grants
- New! Brownfield Cleanup  
REVOLVING LOAN FUND



## Take Home Points

- BVCP cannot certify a site is complete until assessment, remedial planning, remediation and closure are complete
- Site must be enrolled in program for review of reports and certification of completion
- Process may take months
- Can issue status letters at any time
- Multi-step process with contractors, attorneys, DNR review, etc. typically takes months - years
- This does not appear to hurt redevelopment - business is booming!



Missouri Department of  
Natural Resources

## Contacts

- Technical/cleanup questions:  
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- Brownfields Outreach: Jim Gilstrap (573) 522-8139  
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  - Conduct workshops
  - Meet with local government and community groups
  - Meet with developers and investors
  - Email to subscribe to e-newsletter
- MoDNR website: [www.dnr.mo.gov](http://www.dnr.mo.gov)
- BVCP page: [www.missouribrownfields.com](http://www.missouribrownfields.com)